

20151015000360600
10/15/2015 10:14:41 AM
DEEDS 1/2

Send tax notice to:
CHRISTON LEE HANN
1012 STONEYKIRK ROAD
PELHAM, AL 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015630

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, CHARLES R. HIGDON and GINA K. HIGDON, HUSBAND AND WIFE whose mailing address is: 188 Woodmont Ave, Shelby AL 35143 (hereinafter referred to as "Grantors") by CHRISTON LEE HANN AND AMY HANN AND MIKE PATTERSON AND GAIL PATTERSON whose mailing address is: 1012 STONEYKIRK ROAD, PELHAM, AL, 35124 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 435, according to the Final Plat of Stoneykirk at Ballantrae, Phase 1, as recorded in Map Book 32, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS RECORDED IN DEED BOOK 244, PAGE 587 AND INSTRUMENT NO. 20031020000699970.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DCOUMENTS RECORDED IN #20031001000660210 AND #20040130000051430.
4. AGREEMENT FOR WATER SERVICE AND TAP FEES AS RECORDED IN INSTRUMENT NO. 1995-6003 AND 1995-33417.
5. EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN INSTRUMENT 1995-602 AND INSTRUMENT 1998-10967
6. DECLARATION OF EASEMENT AS SET OUT IN INSTRUMENT 1998-444, INSTRUMENT 1998-10967 AND INSTRUMENT 1998-10966.
7. SUCH STATE OF FACTS AS RECORDED ON PLAT OF FINAL PLAT OF STONEYKIRK AT BALLANTRAE, PHASE I, AS RECORDED IN BOOK 32, PAGE 11.

8. COVENANT FOR STORN WATER RUN OFF CONTROL AS SHOWN IN
INSTRUMENT 20050328000139140.

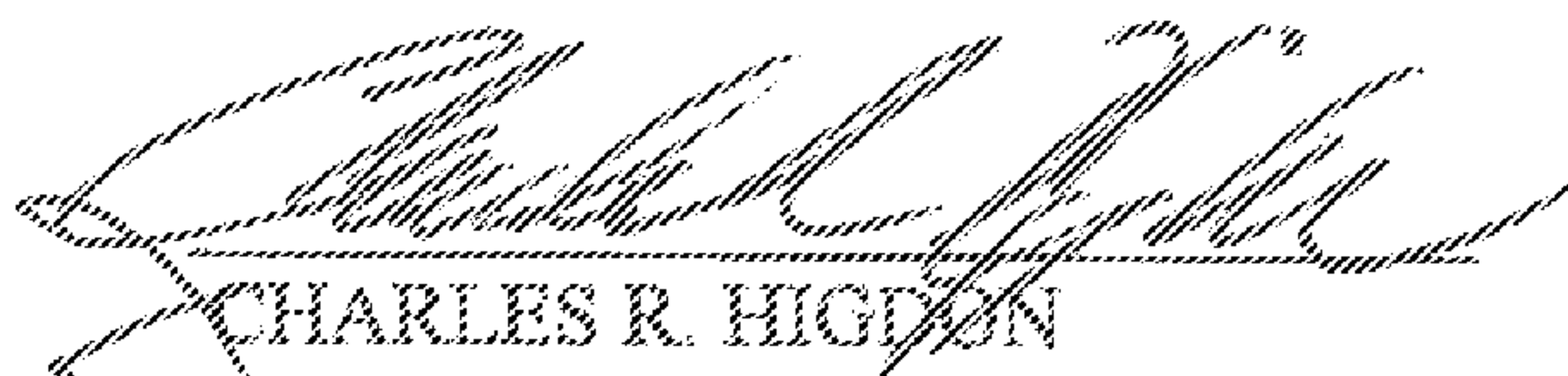
\$202,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 13th day of October, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/15/2015 10:14:41 AM
\$86.50 DEBBIE
20151015000360600


CHARLES R. HIGDON

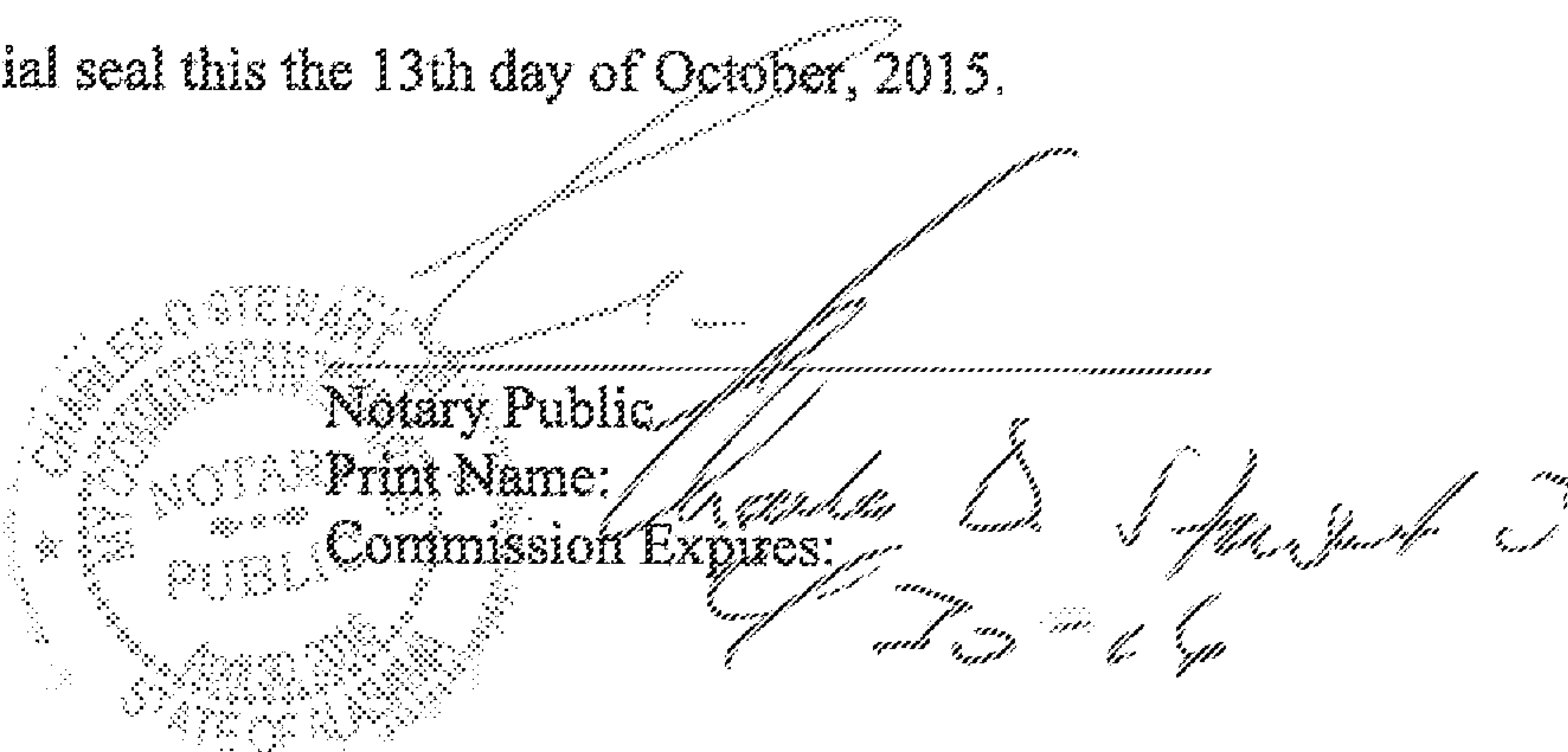
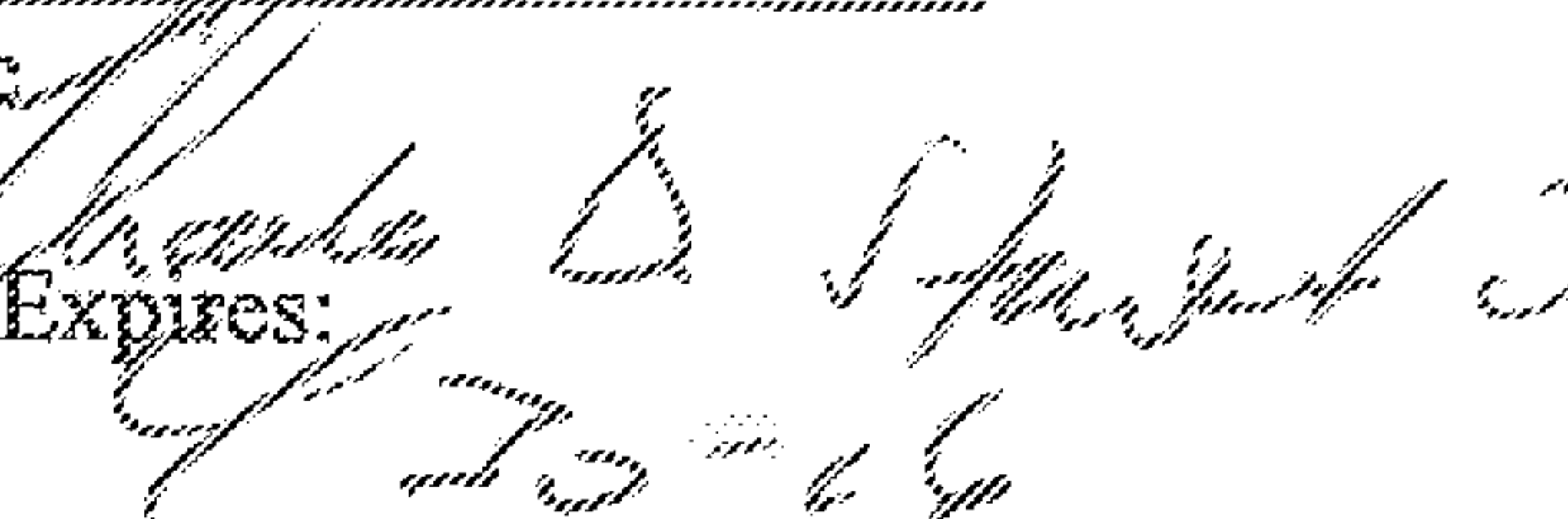

GINA K. HIGDON



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that CHARLES R. HIGDON and GINA K. HIGDON whose name(s) is/are signed
to the foregoing instrument, and who is/are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, he/she/they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of October, 2015.


Notary Public
Print Name: 
Commission Expires: 